

BYLAW NO. 550	
Bylaw name:	Comox Valley Water Local Service Area Parcel Tax Bylaw 2001, Amendment No. 1
Participants:	Electoral Area A (Baynes Sound/Denman-Hornby Island), Electoral Area B (Lazo North), Electoral Area C (Puntledge/Black Creek)
Purpose:	A bylaw to update the tax from a frontage tax to a per parcel charge and to waive the charge for Arden and Marsden/Camco parcels until 2027 and 2024 respectively
Amends bylaw:	2337
Repeals bylaw:	NA
Staff contact:	James Warren, General Manager of Corporate Services

STATUS	
Board approval:	<p>Board, June 26, 2018:</p> <p>THAT the 'Financial Fairness for Capital Assets (Greater Comox Valley Water Distribution Service Policy' be approved;</p> <p>AND FURTHER THAT bylaws to repeal expired services and unnecessary parcel taxes, amend existing parcel taxes, transfer reserve funds and introduce new parcel taxes be considered by the board be adopted;</p> <p>AND FINALLY THAT the communication strategy presented in Appendix G to the staff report dated June 13, 2018 be approved in order to inform the residents and property owners in the Greater Comox Valley Water Distribution Service about the administrative changes and financial impacts.</p>
1st & 2nd readings:	
3rd reading:	
Final adoption:	

COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 550

A bylaw to update the tax from a frontage tax to a per parcel charge and to waive the charge for Arden and Marsden/Camco parcels until 2027 and 2024 respectively

WHEREAS the Comox Valley Regional District (CVRD) adopted Bylaw No. 1886, being “Comox Valley Water Local Service Establishment (Conversion) Bylaw 1886, 1996” on October 20, 1996;

AND WHEREAS the Comox Valley Regional District (CVRD) adopted Bylaw No. 2337 being “Comox Valley Water Local Service Area Parcel Tax Bylaw 2001” on January 29, 2001.

AND WHEREAS the Board executed the Comox Valley Water Distribution Services Merger Project, which applies a parcel tax to all parcels in the Comox Valley Water Local Service for operating, capital or reserve contributions as is deemed necessary;

AND WHEREAS the Board recognizes that parcels in Arden and Marsden/Camco have already contributed towards the capital, operating and reserve funds for the expanded Comox Valley Local Service and therefore, the properties in the Arden and Marsden/Camco areas are exempt from this Comox Valley parcel tax until equity is achieved and the Arden and Marsden / Camco will begin paying the parcel tax, by bylaw, in 2027 and 2024 respectively;

NOW THEREFORE the board of the Comox Valley Regional District in open meeting assembled enacts as follows:

Amendment

1. Bylaw No. 2337 being “Comox Valley Water Local Service Area Parcel Tax Bylaw 2001” is hereby amended as follows:

a) By replacing Section 1, which reads:

“1. In this Bylaw, unless the context otherwise requires:

- a) “actual frontage” means the distance that a parcel of land actually abuts on a highway, statutory right of way or easement upon or under which there is a water main.
- b) “capable of connection” means that a parcel abuts a highway, statutory right of way or easement upon or under which there is a water main with sufficient capacity to service the parcel.
- c) “collector” means the Manager of Financial Administration of the Regional District and, in her or his absence, means that person’s Deputy.
- d) “irregularly shaped parcel” means a parcel that is not rectangular.
- e) “parcel” means any lot, block or other area in which real property is held or into which it is subdivided.
- f) “taxable frontage” means the actual frontage or, if applicable, the distance that a parcel of land is deemed to abut on the work or highway and in respect of which parcel the parcel tax is levied for the work or service under this Bylaw.”

with the following:

"1. In this Bylaw, unless the context otherwise requires:

- a) "capable of connection" means that a parcel abuts a highway, statutory right of way or easement upon or under which there is a water main with sufficient capacity to service the parcel.
- b) "collector" means the Corporate Financial Officer of the Regional District and, in her or his absence, means that person's Deputy.
- c) "parcel" means any lot, block or other area in which real property is held or into which it is subdivided."

b) By deleting the word "Area" from Section 2.

c) By deleting Sections 3, 4, 5, 6 and 7 in their entirety and inserting new sections as follows:

"3. The Comox Valley Water Local Service parcel tax roll shall be used for imposition of this parcel tax.

4. The parcel tax to be levied each year is \$60 per parcel.

5. The parcel tax is reduced to one charge of \$60 per folio each year in situations where a folio is made up of more than one parcel and the owner or a previous owner of the parcel has already paid towards the cost of the service for that year.

6. Those parcels noted in Appendix A to this bylaw (Arden parcels) are not required to pay the parcel tax until 2027 as those parcels have already paid towards the capital, operating and reserve funds costs of the service through execution of the Comox Valley Water Distribution Services Merger Project.

7. Those parcels noted in Appendix B to this bylaw (Marsden/Camco parcels) are not required to pay the parcel tax until 2024 as those parcels have already paid towards the capital, operating and reserve fund costs of the service through execution of the Comox Valley Water Distribution Services Merger Project."

d) By adding Appendix 'A' and 'B', attached to and forming part of this bylaw.

Citation

This Bylaw No. 550 may be cited for all purposes as “Comox Valley Water Local Service Area Parcel Tax Bylaw 2001, Amendment No. 1”.

Read a first and second time this	day of	2018
Read a third time this	day of	2018
Adopted this	day of	2018

Chair

Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 550 being “Comox Valley Water Local Service Area Parcel Tax Bylaw 2001, Amendment No. 1” as adopted by the board of the Comox Valley Regional District on the day of 2018.

Corporate Legislative Officer

Appendix 'A'

Arden Parcels Exempt from This Parcel Tax Until 2027

Roll Number (Appendix A – Arden Parcels)
01458000
01462000
01463000
01464000
01465000
01466000
01467000
01468000
01469000
01470000
01471000
01472000
01473000
01474000
01475000
01476000
01478000
01479000
01480000
01481000
01485002
01486000
01487000
01488000
01489000
01490000
01492000
01493000
01494000
01495000
01496000
01497000
01498000
01499000
01500000
01501000
01502000
01503000
01504000
01505000
01506000
01507000
01508000
01509000
01510000

Roll Number (Appendix A – Arden Parcels)
01511000
01512000
01513000
01514000
01515000
01516000
01517000
01518000
01519000
01520000
01521000
01522000
01523000
01524000
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01548000
01549000
01550000
01551000
01552000
01553000
01554000
01555000
01556000
01557000
01558000
01559000

Roll Number (Appendix A – Arden Parcels)
01560000
01561000
01563000
01564000
01564002
01564004
01564006
01564008
01564010
01564012
01564014
01564016
01564018
02232000
02233000
02242200
02242325
02248000
02251000
02256000
02262000
02263000
02276000
02277000
02278000
02278005
02278010
02278015
02278020
02278025
02278050
02278085
02278090
02278092
02278094
02278096
02278098
02278100
02278102
02278104
02278106
02278108
02278110
02278112
02278114
02278116
02278118
02278120

Roll Number (Appendix A – Arden Parcels)
02278122
02278126
02278128
02278130
02278160
02885000
02887000
02888000
02890000
02891000
02891010
02893000
02898000
02899000
02901000
02901025
02902000
02903000
02904000
02905000
02906000
02907000
02908000
02908005
02908007
02908010
02908015
02908018
02908020
02908022
02908024
02908026
02908028
02908030
02908032
02908034
02908036
02908038
02908040
02908042
02908044
02908046
02908048
02908050
02908052
02908200
02908220
02908225

Roll Number (Appendix A – Arden Parcels)
02908230
02908235
02908240
02908245
02908250
02908255
02908260
02908265
02908270
02908275
02908280
02908285
02908290
02908295
02908300
02908305
02908310
02908315
02908320
02908325
02908330
02908335
02908340
02908400
02908405
02908410
02908415
02908420
02908425
02908430
02908435
02908440
02908445
02908470
02908475
02908480
02908485
02908500
02908510
02908515
03699045
03699070
03699105
03699125
03699130
03699135

Appendix 'B'
Marsden/Camco Parcels Exempt from This Parcel Tax Until 2024

Roll Number (Appendix A – Marsden/Camco Parcels)
01457045
01457050
01457055
01457060
01457065
01457070
01457075
01457080
01457085
01457090
01457095
01457100
01457105
01457110
02063000
02065000
02066000
02067000
02076100
02165000
02176000
02178000
02179000
02180000
02180005
02203000
02209000
02210000
02215200
02215205
02225000
02229000
02231000
02234000
02236000
02237000
02239000
02240000
02241000
02242000
02242005
02242010
02242015
02242020
02242025

Roll Number (Appendix A – Marsden/Camco Parcels)
02242030
02242035
02242040
02242045
02242050
02242055
02242060
02242065
02242070
02242075
02242080
02242085
02242100
02242105
02242110
02242115
02242120
02242125
02242130
02242135
02242140
02242145
02242150
02242155
02242205
02242250
02242255
02242260
02242280
02242285
02242300
02242305
02242310
02242320
03573000
03574000
03575000
03576000
03597000
03598000
03605165
03605200
03689000
03693000
03694000
03695000
03696000
03697000

Roll Number (Appendix A – Marsden/Camco Parcels)
03698000
03699005
03699015
03699020
03699030
03699035
03699043
03699110
05847100
05847110